

**MEMO TO:** City Council

**FROM:** Rosemarie Ives, Mayor

**DATE:** May 15, 2007

**SUBJECT: RESOLUTION: RATIFY KING COUNTY COUNTYWIDE  
PLANNING POLICIES AND REQUEST THE PUGET SOUND  
REGIONAL COUNCIL TO DESIGNATE REDMOND OVERLAKE  
AS A REGIONAL GROWTH CENTER**

**I. RECOMMENDED ACTION**

By motion adopt a resolution (Attachment A) ratifying the King County Countywide Planning Policies (CPPs) and requesting Puget Sound Regional Council (PSRC) to designate Redmond Overlake as a Regional Growth Center.

**II. DEPARTMENT CONTACT PERSONS**

Rob Odle, Director, Planning and Community Development, 425-556-2417  
Lori Peckol, Policy Planning Manager, 425-556-2411  
Jayme Jonas, Assistant Planner, 425-556-2496

**III. DESCRIPTION/BACKGROUND**

City Council adopted a Comprehensive Plan amendment on March 7, 2006 to designate Overlake as an Urban Center. Since then, on September 20, 2006 the King County Growth Management Planning Council recommended the Urban Center designation for Overlake, and on April 9, 2007, the King County Council approved a motion to designate Overlake as an Urban Center in the CPPs. A 90-day ratification period follows this CPP amendment and ends July 9, 2007.

In addition to ratifying the CPPs, the final step in officially designating Overlake as an Urban Center is to request the PSRC to designate the area as a Regional Growth Center in VISION 2020. Concurrent with the 90-day ratification process for the CPPs, the Redmond City Council may request that PSRC consider such a designation. Formal action by the City Council on this request is one of four requirements a proposed center must meet in order to be eligible for consideration by PSRC; the other three requirements, which Overlake meets, include:

- Location within an urban growth area;
- Recognition as a center in the CPPs; and,
- Designation as a center in the Comprehensive Plan.

An introduction of this designation request is anticipated at the PSRC Growth Management Policy Board's (GMPB) June 14 meeting and Policy Board recommendation at the July 12 meeting. Final action by the PSRC Executive Board is targeted for July 26.

#### IV. IMPACT

**Service Delivery and Fiscal Impact:** The proposed resolution would not result in any changes to service delivery needs or fiscal impacts. A minimal amount of staff time will be required to prepare the PSRC Regional Growth Center application and to attend up to three Regional Council GMPB and Executive Board meetings.

The proposed resolution could lead to action by the PSRC that ultimately could increase Overlake's competitiveness for transportation funds and infrastructure commitments.

#### V. ALTERNATIVES

**A. Adopt the proposed resolution, as recommended by staff.** The proposed resolution directly supports Redmond's designation of Overlake as an Urban Center in the Comprehensive Plan by ratifying the CPPs and carrying it forward through the regional designation process. This designation reflects Redmond's existing vision, policies and zoning for Overlake.

**B. Reject the proposed resolution.** Rejection of the proposed resolution would stop the regional designation process for Overlake as an Urban Center. In addition, rejection of the proposed resolution could adversely impact Redmond's potential to achieve the type of mixed use neighborhood desired in this area and could also result in loss of funding potential for transportation improvements.

#### VI. TIME CONSTRAINTS

A delay in City Council action would likely prevent Redmond from submitting a designation application to the PSRC in time for initial consideration by the GMPB in June.

#### VII. LIST OF ATTACHMENTS

**Attachment A:** Resolution Ratifying King County CPPs and Requesting PSRC Regional Growth Center Designation

**Exhibit A:** King County Ordinance 15709

/s/

Robert G. Odle, Planning Director

5/1/07

Date

Approved for Council Agenda: /s/

Rosemarie Ives, Mayor

5/3/07

Date

# ATTACHMENT A

RESOLUTION NO. \_\_\_\_

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, RATIFYING THE KING COUNTY COUNTYWIDE PLANNING POLICIES AND REQUESTING THE PUGET SOUND REGIONAL COUNCIL TO DESIGNATE REDMOND OVERLAKE AS A REGIONAL GROWTH CENTER.

---

WHEREAS, the City of Redmond's adopted vision for the proposed Overlake Urban Center is for a place that is not only a focus for high technology and other employment, but also an attractive location to live, shop, and recreate; and

WHEREAS, the City of Redmond's 1999 update of the Overlake Neighborhood Plan established the policies, zoning, and development standards to implement this vision and to encourage residential and mixed use development, particularly in Overlake's Shopping and Mixed-Use area; and

WHEREAS, the City of Redmond is currently undergoing a planning process to update and refine the Overlake Neighborhood Plan, including identifying implementation measures that can be taken in the short- and long-term to achieve the vision for the area; and

WHEREAS, on March 7, 2006, the City Council adopted Ordinance 2282 amending the Comprehensive Plan to designate Overlake as an Urban Center; and

WHEREAS, on September 20, 2006, the King County Growth Management Planning Council recommended designation of Overlake as an Urban Center; and

WHEREAS, on April 9, 2007, the King County Council approved a motion to designate Overlake as an Urban Center in the Countywide Planning Policies and this amendment is now undergoing a 90-day ratification process; and

WHEREAS, ratification of amendments to the Countywide Planning Policies require approval by at least 30% of the jurisdictions representing at least 70% of the population of King County, within 90 days of adoption of the King County Council; and

WHEREAS, the proposed Overlake Urban Center meets Puget Sound Regional Council criteria for Regional Growth Centers; and

WHEREAS, the final step in the regional designation process of Overlake as an Urban Center is to request action by the Puget Sound Regional Council; and

WHEREAS, Puget Sound Regional Council's designation of a portion of Overlake as a Regional Growth Center is an important step towards achieving the adopted vision for this area; NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The City Council of the City of Redmond, Washington, hereby ratifies the Amendments to the King County 2012 Countywide Planning Policies. A copy of said amendments denominated as Exhibit "A" is attached hereto and made a part hereof as though set forth in full herein. Exhibit "A" is comprised of King County Ordinance 15709.

Section 2. The Mayor is hereby authorized to submit Redmond Overlake's Urban Center designation request to the Puget Sound Regional Council for review and approval.

RESOLVED this 15<sup>th</sup> day of May 2007.

CITY OF REDMOND

---

ROSEMARIE IVES, MAYOR

ATTEST/AUTHENTICATED:

---

MALISA FILES, CITY CLERK

FILED WITH THE CLERK:

PASSED BY THE CITY COUNCIL:

SIGNED BY THE MAYOR:

EFFECTIVE DATE:

RESOLUTION NO. \_\_\_\_\_



# EXHIBIT A



King County

RECEIVED  
APR 30 2007  
PLANNING DEPT.  
CITY OF REDMOND

April 27, 2007

The Honorable Rosemarie Ives  
City of Redmond  
P.O. Box 97010  
Redmond, WA 98073-9710

Dear Mayor Ives:

We are pleased to forward for your consideration and ratification the enclosed amendments to the King County Countywide Planning Policies (CPP).

On April 9, 2007, the Metropolitan King County Council approved and ratified amendments on behalf of unincorporated King County. Copies of the King County Council staff report, ordinance and Growth Management Planning Council motions are enclosed to assist you in your review of these amendments.

- Ordinance No. 15709, GMPC Motion Nos. 06-1, 06-2 and 06-3 amending the Countywide Planning Policies by amending the interim Potential Annexation Area map in the Countywide Planning Policies; revising existing policy LU-25b to allow adjustment of household and employment targets if a new municipal incorporation occurs within a designated Potential Annexation Area; and designating the Overlake area of Redmond as an Urban Center, Overlake is added to the list of Urban Centers following Countywide Planning Policy LU-39.

In accordance with the Countywide Planning Policies, FW-1, Step 9, amendments become effective when ratified by ordinance or resolution by at least 30 percent of the city and county governments representing 70 percent of the population of King County according to the interlocal agreement. A city will be deemed to have ratified the amendments to the Countywide Planning Policies unless, within 90 days of adoption by King County, the city takes legislative action to disapprove the amendments. **Please note that the 90-day deadline for this amendment is July 8, 2007.**

If you adopt any legislation relative to this action, please send a copy of the legislation by the close of business, July 9, 2007, to Anne Noris, Clerk of the Council, W1039 King County Courthouse, 516 Third Avenue, Seattle, WA 98104.

If you have any questions about the amendments or ratification process, please contact Paul Reitenbach, Senior Policy Analyst, King County Department of Development and Environmental Services, at 206-296-6705, or Rick Bautista, Council Staff, King County Council, at 206-296-0329.

Thank you for your prompt attention to this matter.

Sincerely,



Larry Gossett, Chair  
Metropolitan King County Council



Ron Sims  
King County Executive

Enclosures

Vcc: King County City Planning Directors  
Suburban Cities Association  
Stephanie Warden, Director, Department of Development and Environmental  
Services (DDES)  
Paul Reitenbach, Senior Policy Analyst, DDES  
Rick Bautista, Council Staff, Growth Management & Natural Resources  
Committee (GM&NR)





**KING COUNTY**  
**Signature Report**

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

**April 10, 2007**

**Ordinance 15709**

**Proposed No. 2006-0578.1**

**Sponsors Phillips**

1 AN ORDINANCE adopting amendments to the  
2 Countywide Planning Policies; amending the interim  
3 potential annexation areas map and ratifying the amended  
4 Countywide Planning Policies for unincorporated King  
5 County; and amending Ordinance 10450, Section 3, as  
6 amended, and K.C.C. 20.10.030 and Ordinance 10450,  
7 Section 4, as amended, and K.C.C. 20.10.040.

8  
9  
10 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

11 SECTION 1. Findings. The council makes the following findings:

12 A. The metropolitan King County council adopted and ratified the Growth  
13 Management Planning Council recommended King County 2012 - Countywide Planning  
14 Policies (Phase I) in July 1992, under Ordinance 10450.

15 B. The metropolitan King County council adopted and ratified the Phase II  
16 amendments to the Countywide Planning Policies on August 15, 1994, under Ordinance  
17 11446.

18 C. The Growth Management Planning Council met on April 26, 2006 and  
19 September 20, 2006 and voted to recommend amendments to the King County  
20 Countywide Planning Policies, amending the interim potential annexation areas map as  
21 shown in Attachment A to this ordinance and designating Overlake an Urban Center as  
22 shown on Attachment B to this ordinance. The Growth Management Planning Council  
23 also approved an amendment to Countywide Planning Policy LU-25b to allow  
24 adjustments of growth targets as municipal incorporations are approved.

25 SECTION 2. Ordinance 10450, Section 3, as amended, and K.C.C. 20.10.030 are  
26 each hereby amended to read as follows:

27 **Phase II.**

28 A. The Phase II Amendments to the King County 2012 Countywide Planning  
29 Policies attached to Ordinance 11446 are hereby approved and adopted.

30 B. The Phase II Amendments to the King County 2012 - Countywide Planning  
31 Policies are amended, as shown by Attachment 1 to Ordinance 12027.

32 C. The Phase II Amendments to the King County 2012 - Countywide Planning  
33 Policies are amended, as shown by Attachment 1 to Ordinance 12421.

34 D. The Phase II Amendments to the King County 2012 - Countywide Planning  
35 Policies are amended, as shown by Attachments 1 and 2 to Ordinance 13260.

36 E. The Phase II Amendments to the King County 2012 - Countywide Planning  
37 Policies are amended, as shown by Attachments 1 through 4 to Ordinance 13415.

38 F. The Phase II Amendments to the King County 2012 - Countywide Planning  
39 Policies are amended, as shown by Attachments 1 through 3 to Ordinance 13858.

40 G. The Phase II Amendments to the King County 2012 – Countywide Planning  
41 Policies are amended, as shown by Attachment 1 to Ordinance 14390.

42 H. The Phase II Amendments to the King County 2012 – Countywide Planning  
43 Policies are amended, as shown by Attachment 1 to Ordinance 14391.

44 I. The Phase II Amendments to the King County 2012 – Countywide Planning  
45 Policies are amended, as shown by Attachment 1 to Ordinance 14392.

46 J. The Phase II Amendments to the King County 2012 - Countywide Planning  
47 Policies are amended, as shown by Attachment 1 to Ordinance 14652.

48 K. The Phase II Amendments to the King County 2012 - Countywide Planning  
49 Policies are amended, as shown by Attachments 1 through 3 to Ordinance 14653.

50 L. The Phase II Amendments to the King County 2012 - Countywide Planning  
51 Policies are amended, as shown by Attachment 1 to Ordinance 14654.

52 M. The Phase II Amendments to the King County 2012 - Countywide Planning  
53 Policies are amended, as shown by Attachment 1 to Ordinance 14655.

54 N. The Phase II Amendments to the King County 2012 - Countywide Planning  
55 Policies are amended, as shown by Attachments 1 and 2 to Ordinance 14656.

56 O. The Phase II amendments to the King County 2012 – Countywide Planning  
57 Policies are amended, as shown by Attachment A to Ordinance 14844.

58 P. The Phase II Amendments to the King County 2012 - Countywide Planning  
59 Policies are amended as shown by Attachments A, B and C to Ordinance 15121.

60 Q. The Phase II Amendments to the King County 2012 - Countywide Planning  
61 Policies are amended, as shown by Attachment A to Ordinance 15122.

62 R. The Phase II Amendments to the King County 2012 - Countywide Planning  
63 Policies are amended, as shown by Attachment A to Ordinance 15123.

64 S. Phase II Amendments to the King County 2012 - Countywide Planning  
65 Policies are amended, as shown by Attachments A and B to Ordinance 15426.

66 T. Phase II Amendments to the King County 2012 - Countywide Planning  
67 Policies are amended, as shown by Attachments A, B and C to this ordinance.

68 SECTION 3. Ordinance 10450, Section 4, as amended, and K.C.C. 20.10.040 are  
69 each hereby amended to read as follows:

70 **Ratification for unincorporated King County.**

71 A. Countywide Planning Policies adopted by Ordinance 10450 for the purposes  
72 specified are hereby ratified on behalf of the population of unincorporated King County.

73 B. The amendments to the Countywide Planning Policies adopted by Ordinance  
74 10840 are hereby ratified on behalf of the population of unincorporated King County.

75 C. The amendments to the Countywide Planning Policies adopted by Ordinance  
76 11061 are hereby ratified on behalf of the population of unincorporated King County.

77 D. The Phase II amendments to the King County 2012 Countywide Planning  
78 Policies adopted by Ordinance 11446 are hereby ratified on behalf of the population of  
79 unincorporated King County.

80 E. The amendments to the King County 2012 - Countywide Planning Policies, as  
81 shown by Attachment 1 to Ordinance 12027 are hereby ratified on behalf of the  
82 population of unincorporated King County.

83 F. The amendments to the King County 2012 - Countywide Planning Policies, as  
84 shown by Attachment 1 to Ordinance 12421, are hereby ratified on behalf of the  
85 population of unincorporated King County.

86 G. The amendments to the King County 2012 - Countywide Planning Policies, as  
87 shown by Attachments 1 and 2 to Ordinance 13260, are hereby ratified on behalf of the  
88 population of unincorporated King County.

89 H. The amendments to the King County 2012 - Countywide Planning Policies, as  
90 shown by Attachment 1 through 4 to Ordinance 13415, are hereby ratified on behalf of  
91 the population of unincorporated King County.

92 I. The amendments to the King County 2012 - Countywide Planning Policies, as  
93 shown by Attachments 1 through 3 to Ordinance 13858, are hereby ratified on behalf of  
94 the population of unincorporated King County.

95 J. The amendments to the King County 2012 - Countywide Planning Policies, as  
96 shown by Attachment 1 to Ordinance 14390, are hereby ratified on behalf of the  
97 population of unincorporated King County.

98 K. The amendments to the King County 2012 - Countywide Planning Policies, as  
99 shown by Attachment 1 to Ordinance 14391, are hereby ratified on behalf of the  
100 population of unincorporated King County.

101 L. The amendments to the King County 2012 - Countywide Planning Policies, as  
102 shown by Attachment 1 to Ordinance 14392, are hereby ratified on behalf of the  
103 population of unincorporated King County.

104 M. The amendments to the King County 2012 - Countywide Planning Policies, as  
105 shown by Attachment 1 to Ordinance 14652, are hereby ratified on behalf of the  
106 population of unincorporated King County.

107 N. The amendments to the King County 2012 - Countywide Planning Policies, as  
108 shown by Attachments 1 through 3 to Ordinance 14653, are hereby ratified on behalf of  
109 the population of unincorporated King County.

110 O. The amendments to the King County 2012 - Countywide Planning Policies, as  
111 shown by Attachment 1 to Ordinance 14654, are hereby ratified on behalf of the  
112 population of unincorporated King County.

113 P. The amendments to the King County 2012 - Countywide Planning Policies, as  
114 shown by Attachment 1 to Ordinance 14655, are hereby ratified on behalf of the  
115 population of unincorporated King County.

116 Q. The amendments to the King County 2012 - Countywide Planning Policies, as  
117 shown by Attachments 1 and 2 to Ordinance 14656, are hereby ratified on behalf of the  
118 population of unincorporated King County.

119 R. The amendments to the King County 2012 - Countywide Planning Policies, as  
120 shown by Attachment A to Ordinance 14844, are hereby ratified on behalf of the  
121 population of unincorporated King County.

122 S. The amendments to the King County 2012 - Countywide Planning Policies, as  
123 shown by Attachments A, B and C to Ordinance 15121, are hereby ratified on behalf of  
124 the population of unincorporated King County.

125           T. The amendments to the King County 2012 - Countywide Planning Policies, as  
126 shown by Attachment A to Ordinance 15122, are hereby ratified on behalf of the  
127 population of unincorporated King County.

128           U. The amendments to the King County 2012 - Countywide Planning Policies, as  
129 shown by Attachment A to Ordinance 15123, are hereby ratified on behalf of the  
130 population of unincorporated King County.

131           V. The amendments to the King County 2012 - Countywide Planning Policies, as  
132 shown by Attachments A and B to Ordinance 15426, are hereby ratified on behalf of the  
133 population of unincorporated King County.

134           W. The amendments to the King County 2012 - Countywide Planning Policies,


135 as shown by Attachments A, B and C to this ordinance, are hereby ratified on behalf of  
136 the population of unincorporated King County.

137

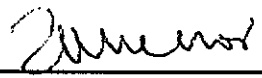
Ordinance 15709 was introduced on 2/5/2007 and passed by the Metropolitan King County Council on 4/9/2007, by the following vote:

Yes: 9 - Mr. Gossett, Ms. Patterson, Ms. Lambert, Mr. von Reichbauer, Mr. Dunn, Mr. Ferguson, Mr. Phillips, Ms. Hague and Mr. Constantine  
No: 0  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

  
Larry Gossett, Chair

ATTEST:

  
Anne Noris, Clerk of the Council

APPROVED this 13 day of April, 2007.

  
Ron Sims, County Executive

RECEIVED  
2007 APR 13 PM 3:49  
KING COUNTY COUNCIL

Attachments A. Motion No. 06-1--Dated April 26,2006, B. Motion No. 06-2--Dated April 26, 2006,  
C. Motion No. 06-03--Dated September 20, 2006



4/26/06

Attachment A

Sponsored By: Executive Committee

/pr

**MOTION NO. 06-1**

A MOTION to amend the interim Potential Annexation Area map in the Countywide Planning Policies.

WHEREAS, Countywide Planning Policies LU-31 and LU-32 anticipate the collaborative designation of Potential Annexation Areas (PAA) and the eventual annexation of these areas by cities.

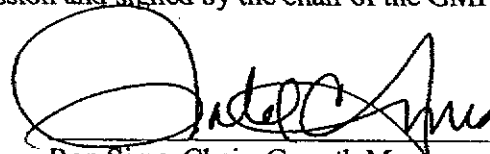
WHEREAS, the attached PAA map amendment removes one of the largest unincorporated urban areas not within the PAA of any city and adds this area to the City of Renton PAA.

WHEREAS, the attached PAA map amendment is supported by the City of Renton and King County.

BE IT RESOLVED THAT THE GROWTH MANAGEMENT PLANNING COUNCIL OF KING COUNTY HEREBY MOVES AS FOLLOWS:

1. Amend the Interim Potential Annexation Area Map by including the area known as West Hill, shown on attachment A of this motion, within the Potential Annexation Area of the City of Renton.
2. This amendment is recommended to the Metropolitan King County Council and the Cities of King County for adoption and ratification.

ADOPTED by the Growth Management Planning Council of King County on April 26, 2006 in open session and signed by the chair of the GMPC.



Ron Sims, Chair, Growth Management Planning Council



## Interim PAA Amendment



King County

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or fitness for the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenue or lost profits resulting from the use or reliance of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

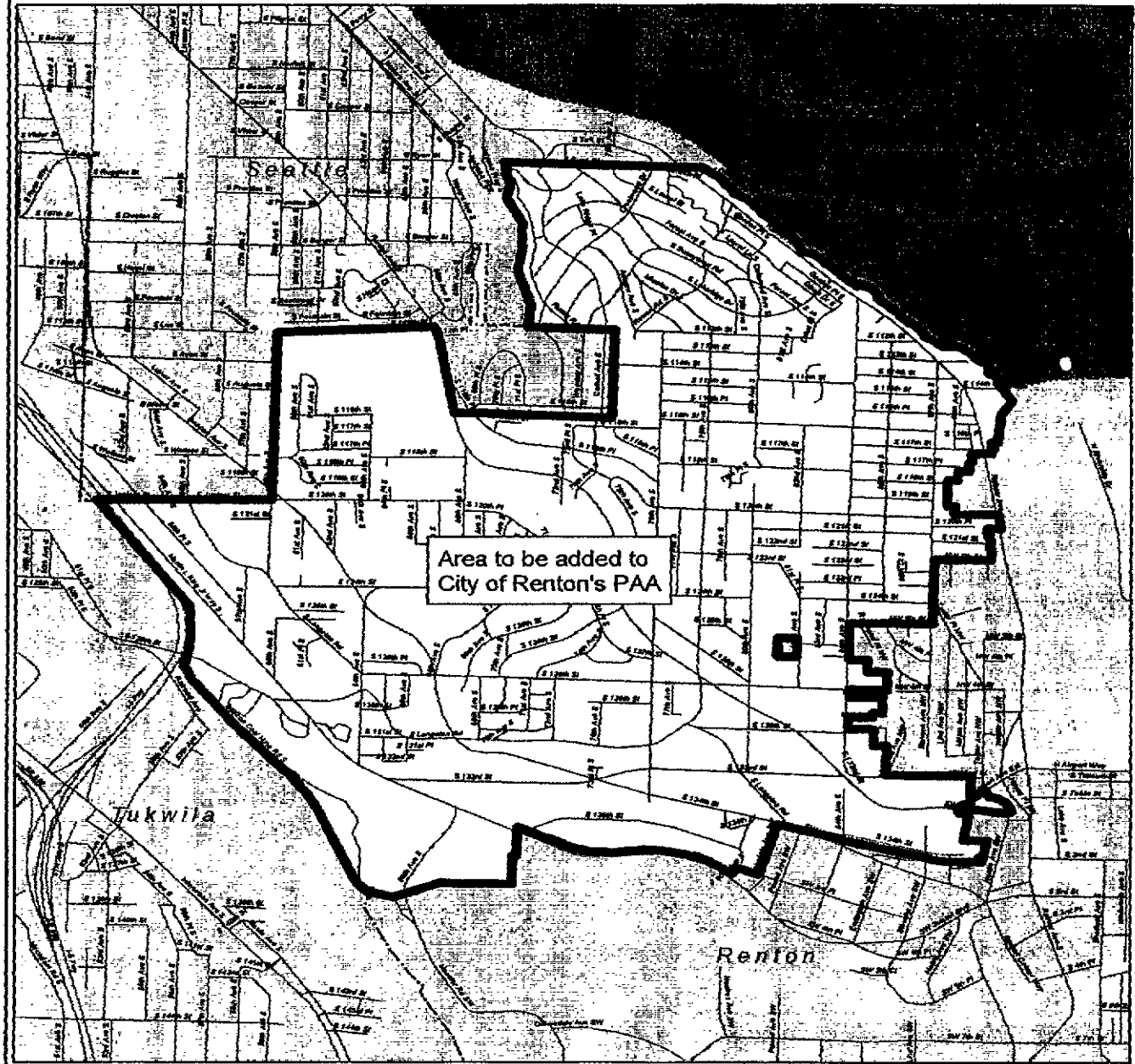
0.5 0.25 0  
Miles



PAA Boundary



Incorporated Areas



April 26, 2006

Sponsored By:

Executive Committee

/pr

## MOTION NO. 06-2

A MOTION by the Growth Management Planning Council of King County recommending the amendment of the Countywide Planning Policies by revising existing policy LU-25b to allow adjustment of household and employment targets if a new municipal incorporation occurs within a designated Potential Annexation Area (PAA).

"WHEREAS, in accordance with the Growth Management Act (GMA), the Countywide Planning Policies establish a household and employment target for each city and for unincorporated Urban designated King County through 2022; and

WHEREAS, Countywide Planning Policy LU-25b states that the adopted household and employment targets shall be adjusted as annexations occur within a Potential Annexation Area, but no similar provision is made if a municipal incorporation occurs within a PAA.

THE GROWTH MANAGEMENT PLANNING COUNCIL OF KING COUNTY  
HEREBY MOVES AS FOLLOWS:

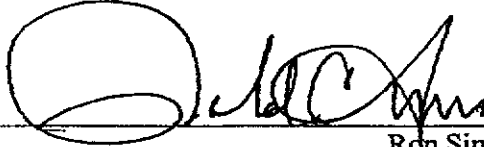
Amend Sections III. C. of the King County Countywide Planning Policies as follows:

LU25b As annexations or incorporations occur, growth targets shall be adjusted. Household and employment targets for each jurisdiction's potential annexation area, as adopted in Table LU-1, shall be transferred to the annexing jurisdiction or newly incorporated city as follows:

- a. King County and the respective city will determine new household and employment targets for areas under consideration for annexation prior to the submittal of the annexation proposal to the King County Boundary Review Board;
- b. A city's household and employment targets shall be increased by a share of the target for the potential annexation area proportionate to the share of the potential annexation area's development capacity located within the area annexed. In the case of incorporation, an equivalent formula shall be used to establish household and employment targets for the new city. Each city will determine how and where within their corporate boundaries to accommodate the target increases;

- 1 c. The County's target shall be correspondingly decreased to ensure  
2 that overall target levels in the county remain the same;  
3 d. The household and employment targets in Table LU-1 will be  
4 updated periodically to reflect changes due to annexations or  
5 incorporations. These target updates do not require adoption by the  
6 Growth Management Planning Council.  
7

8  
9 ADOPTED by the Growth Management Planning Council of King County on April 246  
10 20026 in open session.  
11

12   
13  
14

15 Ron Sims, Chair, Growth Management Planning Council  
16  
17  
18  
19  
20  
21  
22  
23

15709

2006-578

9/20/06

Attachment C

Sponsored By:

Executive Committee

/pr

**MOTION NO. 06-03**

A MOTION to amend the Countywide Planning Policies by designating the Overlake area of Redmond as an Urban Center. Overlake is added to the list of Urban Centers following Countywide Planning Policy LU-39.

WHEREAS, a goal of the Growth Management Act is to encourage development in Urban Areas where adequate public facilities exist or can be provided in an efficient manner;

WHEREAS, Policy LU-39 of the Countywide Planning Policies of King County describes the criteria for Urban Center designation;

WHEREAS, Policy LU-40 of the Countywide Planning Policies of King County describes standards for planned land uses within Urban Centers;

WHEREAS, the City of Redmond has demonstrated that Overlake meets the criteria for designation as an Urban Center; and

WHEREAS, King County Comprehensive Plan Policy U-108 supports the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation and to promote health.

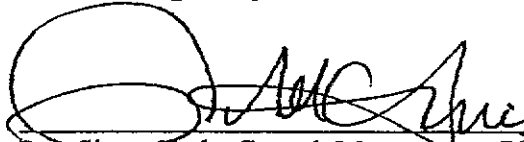
BE IT RESOLVED THAT THE GROWTH MANAGEMENT PLANNING COUNCIL OF KING COUNTY HEREBY MOVES AS FOLLOWS:

1. The Overlake area of Redmond is designated as an Urban Center. The list of Urban Centers following Countywide Planning Policy LU-39 is modified to include Overlake.
2. This amendment is recommended to the Metropolitan King County Council and the Cities of King County for adoption and ratification.

15709

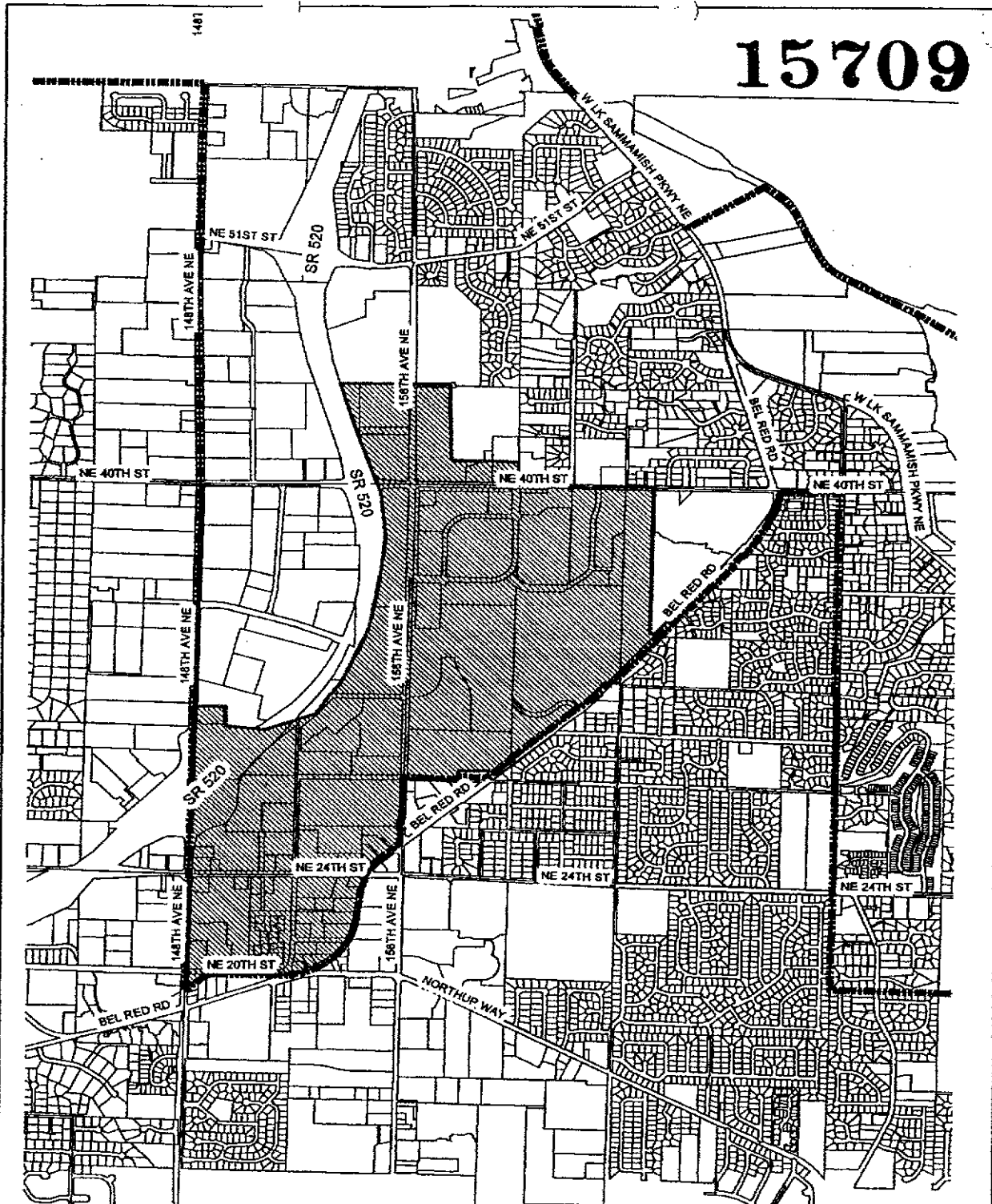
1 ADOPTED by the Growth Management Planning Council of King County on  
2 September 20, 2006 in open session and signed by the chair of the GMPC.

3  
4  
5  
6  
7




A handwritten signature in black ink, appearing to read "Ron Sims", is written over a horizontal line.

Ron Sims, Chair, Growth Management Planning Council

15709



Legend

-  Center
-  City Boundary
-  Parcel Boundaries



**Overlake Urban Center  
Redmond, WA**



**King County**

**Ron Sims**

King County Executive

701 Fifth Avenue, Suite 3210  
Seattle, WA 98104

206-296-4040 Fax 206-296-0194

TTY Relay: 711

www.metrokc.gov

RECEIVED

2006 NOV 20 PM 1:10

CLERK  
KING COUNTY COUNCIL

2006-578

November 20, 2006

Constantine  
GMNR  
Reed @

The Honorable Larry Phillips  
Chair, King County Council  
Room 1200  
COURTHOUSE

Dear Councilmember Phillips:

I am pleased to submit to you an ordinance that will adopt motions that have been approved by the Growth Management Planning Council (GMPC). Under the interlocal agreement that established the GMPC, a motion is first approved by GMPC. King County Council must then approve the motion and ratify it for the unincorporated area. Finally, the motion is sent to all of the cities in King County for ratification. There are no fiscal impacts to King County government as a result of these motions.

The attached three motions are the result of regional cooperation. Each received unanimous approval by the Growth Management Planning Council. One of these motions amends the Countywide Planning Policies interim potential annexation areas (PAA) map to add the area known as West Hill to the PAA for the city of Renton. The annexation of the West Hill area is one of the highest priorities of the King County Annexation Initiative. In 2005, King County supported a community governance study that resulted in a recommendation by area residents to join Renton. Earlier this month, I transmitted to you an interlocal agreement (ILA) between King County and Renton that establishes the goal to have the nearly 15,000 residents that live in the West Hill area annexed by Renton before January 2009. The fiscal impact of this action was analyzed in a fiscal note attached to the legislation authorizing the ILA.

The second motion makes a correction to Countywide Planning Policy LU-25b to allow adjustment of growth targets as new incorporations occur in King County. The third motion amends the Countywide Planning Policies by designating Overlake as an Urban Center, recognizing Redmond's efforts to plan for future redevelopment under the Growth Management Act.

15709

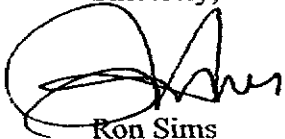




The Honorable Larry Phillips  
November 20, 2006  
Page 2

My staff is available to assist the council in its review of these GMPC motions. Please contact Stephanie Warden, Director, Department of Development and Environmental Services (DDES), at 206-296-6700, for further information regarding this transmittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Sims', with a large, stylized initial 'R'.

Ron Sims  
King County Executive

Enclosures

cc: King County Councilmembers  
    ATTN: Ross Baker, Chief of Staff  
          Shelley Sutton, Policy Staff Director  
          Anne Noris, Clerk of the Council  
Bob Cowan, Director, Office of Management and Budget  
Stephanie Warden, Director, Department of Development and Environmental Services  
Paul Reitenbach, Senior Policy Analyst, Department of Development and Environmental Services

15709



**Metropolitan King County Council  
Growth Management and Natural Resources Committee**

**Staff Report**

**Agenda Item:** 3  
**Proposed Ord:** 2006-0578  
**Attending:** Adopting GMPC Motions 06-1, 06-2 and 06-3  
Paul Reitenbach, DDES

**Name:** Rick Bautista  
**Date:** February 27, 2007

**SUBJECT:**

Adopting amendments to the Countywide Planning Policies to adjust the potential annexation area (PAA) for the city of Renton, adjust growth targets as a result of incorporations within existing city PAAs, and to designate the Overlake area of Redmond as an Urban Center.

**BACKGROUND:**

**The Growth Management Planning Council and Countywide Planning Policies**

The Growth Management Planning Council (GMPC) is a formal body comprised of elected officials from King County, Seattle, Bellevue, the Suburban Cities, and Special Districts. The GMPC was created in 1992 by interlocal agreement, in response to a provision in the Washington State Growth Management Act (GMA) requiring cities and counties to work together to adopt Countywide Planning Policies (CPPs).

Under GMA, countywide planning policies serve as the framework for each individual jurisdiction's comprehensive plan, and ensure countywide consistency with respect to land use planning efforts. As provided for in the interlocal agreement, the GMPC developed and recommended the CPPs, which were adopted by the King County Council and ratified by the cities. Subsequent amendments to the CPPs follow the same process: recommendation by the GMPC, adoption by the King County Council, and ratification by the cities.

Amendments to the CPPs become effective when ratified by ordinance or resolution by at least 30% of the city and county governments representing at least 70% of the population of King County. A city shall be deemed to have ratified an amendment to the CPPs unless, within 90 days of adoption by King County, the city by legislative action disapproves it.

**SUMMARY:**

Proposed Ordinance 2006-0578 would adopt the following three motions (06-1, 06-2 and 06-3) approved by the GMPC in April and September 2006:

- GMPC Motion 06-1 would amend the interim Potential Annexation Area (PAA) for the City of Renton.
- GMPC Motion 06-2 would make a correction to CPP Policy LU-25b to allow adjustment of growth targets if new municipal incorporations occur within designated PAAs.
- GMPC Motion 06-3 would amend the CPP Policy LU-39 by adding Overlake to the list of Urban Centers.

The ordinance would also ratify the change on behalf of the population of unincorporated King County, as required by Countywide Planning Policy FW-1, Step 9.

**GMPC MOTION 06-1 (MAP AMENDMENT: CITY OF RENTON PAA)**

The unincorporated urban area of "West Hill" is located between the cities of Renton, Seattle and Tukwila and is currently located outside of the mapped PAA of any of these three cities. Over the course of the past ten years, the West Hill community has been exploring governance options, which have included annexation into one or more of the three adjacent cities or incorporation as a new city.

King County has conducted two governance studies during that period to analyze financial and service delivery issues for each of the governance options. Ultimately, both studies concluded that annexation was the most viable future governance option. However, until recently none of the cities had expressed strong interest in moving forward with annexation of the area.

In the past year, the Renton City Council has taken action to include the West Hill area within their PAA, thus resolving the quandary of what to do with one of the largest unincorporated urban areas remaining outside of a city PAA.

Approval of Motion 06-1 would recognize the action of the Renton City Council and is consistent with the Growth Management Act, applicable Countywide Planning Policies, the King County Comprehensive Plan, and the City of Renton Comprehensive Plan.

**GMPC MOTION 06-2 TARGET ADJUSTMENTS FOR INCORPORATIONS WITHIN PAAS)**

The Countywide Planning Policies (CPPs) establish household and job growth targets for cities, Potential Annexation Areas (PAAs), and unclaimed urban unincorporated areas.

Anticipating the eventuality of changing jurisdictional boundaries in King County, particularly the shifting of unincorporated urban areas to city jurisdiction, the CPPs contain policies such as LU-25b which specifically establishes a formula for adjusting growth targets upon annexation of urban unincorporated areas by cities. The formula is based on a proportionality of land use capacity in annexed areas, and ensures that cities take on additional target levels commensurate with the capacity to accommodate jobs and housing in the areas that are annexed. Given the frequency of annexations and the formula-based target adjustment called for, LU-25b also makes the adjustment process an administrative rather than a legislative action.

The city of Renton had initiated the proposed revision to LU-25b to make explicit that the policy applies equally to new incorporations (versus just annexations), in large measure because the Renton PAA contains the Fairwood area, which had been under study for potential incorporation. Since that time, the proposed incorporation failed to be approved by voters of the proposed city.

Although the incorporation of the Fairwood area ultimately failed, the revision to LU-25b would ensure that, in any case where a new city incorporation occurs within the PAA of an existing city, the growth targets for the existing city would be adjusted commensurate with land use capacity for lands remaining in the PAA of the existing city

**GMPC MOTION 06-3 (URBAN CENTER DESIGNATION: OVERLAKE)**

The City of Redmond initiated the request to amend the CPP LU-39 to add its Overlake area to the list of Urban Centers. The city has followed the process for obtaining such a designation, starting with amending its own plans, policies and capital improvement programs, and secured the recommendation of approval for Motion 06-3 on September 20, 2006 by the Growth Management Planning Council. A complete analysis of the city's proposal as presented to the GMPC is included as Attachment 2 to this staff report.

The CPPs describe Urban Centers as areas of concentrated employment and housing, with direct service by high-capacity transit and a wide range of other land uses. Collectively, they are

expected to account for up to one half of King County's employment growth and one quarter of household growth over the next 20 years. The list of Urban Centers in Countywide Planning Policy LU-39 currently includes:

- Bellevue CBD
- Downtown Auburn
- Downtown Burien
- Federal Way CBD
- Kent CBD
- Redmond CBD
- Renton CBD
- Seattle CDD
- Seattle Center
- First Hill/Capitol Hill
- University District
- Northgate
- SeaTac CBD
- Tukwila CBD
- Totem Lake
- South Lake Union

In order to be designated as an Urban Center, jurisdictions must meet specific criteria in the Countywide Planning Policies, including having planned land uses to accommodate:

- A minimum of 15,000 jobs within one-half mile of a transit center;
- At a minimum, an average of 50 employees per gross acre; and
- At a minimum, an average of 15 households per acre.

In addition to these requirements, Policy LU-40 states that fully realized Urban Centers shall be characterized by the following:

- Clearly defined geographic boundaries;
- An intensity/density of land uses sufficient to support effective and rapid transit;
- Pedestrian emphasis within the Center;
- Emphasis on superior urban design which reflects the local community;
- Limitations on single-occupancy vehicle usage during peak commute hours;
- A broad array of land uses and choices within those land uses for employees and residents;
- Sufficient public open spaces and recreational opportunities; and
- Uses which provide both daytime and nighttime activities in the Center.

Specific factors leading to the GMPC action are that:

- Overlake is well positioned within the regional transportation network, adjacent to SR-520 and within 3 miles of I-405 and can support extension of high capacity transit across Lake Washington on both I-90 and SR 520 with service to urban centers in Downtown Bellevue, Overlake and Downtown Redmond, specifically:
  - The proposed Overlake Urban Center includes a transit center at SR 520 and NE 40<sup>th</sup> Street and at 152<sup>nd</sup> Avenue NE and NE 26<sup>th</sup> Street. METRO, Sound Transit and Community Transit provide service to the area via these transit centers.
  - Sound Transit's long range plan identifies a fixed-guideway transit system extending across Lake Washington on both I-90 and SR 520 with connections to Bellevue, Overlake and Downtown Redmond. For purposes of the initial Phase 2 financial analysis, Sound Transit is using a representative alignment that includes the I-90 crossing and then through Bellevue to Overlake and to Downtown Redmond. Within Overlake, the representative alignment extends along 152<sup>nd</sup> Avenue NE and SR 520, with stations at or in the vicinity of the existing Overlake transit centers. These station locations would reinforce the vision for mixed-use development in the area, significantly

improve travel options for people who work or live in the area, and help spur redevelopment in the Overlake shopping center area.

- Redmond has a strong Commute Trip Reduction program. Overlake includes 18 companies that are affected by the Commute Trip Reduction (CTR) law, and they are already achieving the City's goal for use of modes other than driving alone. Currently, 25 percent of people who work for these employers use modes other than driving alone, which is on track to meet the 2012 goal of 30 percent non-single occupant vehicle (SOV). Employers use a variety of methods to improve the non-SOV mode share including private shuttles, reserved parking for carpools and vanpools, transit and vanpool subsidies, bicycle parking and flexible work schedules.
- The City's Transportation Master Plan provides clear direction and standards for improving the environment for pedestrians and bicyclists accessing the Overlake Urban Center. The TMP also sets out the strategy for funding these improvements and for monitoring progress.
- Overlake is recognized regionally as a growth center and when compared to urban centers in King County, is second for total employment only to three Seattle urban centers: Downtown, 1<sup>st</sup> Hill/Capitol Hill, and University District (based on King Count 2005 Benchmarks Report). In terms of existing multi-family dwellings, Overlake compares favorably to a number of the designated urban centers in the central Puget Sound region.
- As of 2004, an estimated 36,600 people worked within the proposed Overlake Urban Center, which equates to 72 jobs per gross acre. Under the Microsoft Development Agreement, an additional 1.5 million square feet of commercial floor area (net) will be constructed east of SR 520 within the Overlake Urban Center. With this development, the number of people working in the Overlake Center is expected to reach 44,800 by 2022, or 87 jobs per gross acre. Based on the current rate of employment growth, Redmond expects to reach this employment level earlier than 2022.
- As of 2005, the Overlake Urban Center contained nearly 770 dwelling units. Redmond has the capacity under current zoning to accommodate the urban center criteria of 15 households per acre and has based its adopted growth targets on increasing the amount of housing in this area to nearly 2,300 dwellings by 2022. This future density is within the range of long-range densities planned for other designated urban centers in the central Puget Sound region.
- Redmond's Comprehensive Plan, development standards, and capital improvement plans address a number of the other strategies listed in CPP LU-45. The City's policies and standards emphasize the importance of designing buildings and sites to not only be attractive but also to encourage walking and bicycling.
- Redmond's Plan also recognizes that providing open spaces and recreational opportunities within the Overlake shopping area is a high priority. Finally, Redmond has also worked closely with Bellevue through the Bel-Red Overlake Transportation Study (BROTS) in order to identify and implement needed transportation improvements to improve mobility in the Overlake area.

#### **ATTACHMENTS:**

1. Proposed Ordinance 2006-0074 with attached GMPC Motions
2. GMPC staff reports for Motions 06-1, 06-2 and 06-3